(f) what action Government have taken or propose to take in regard to the violation of NDMC rules; and

(g) whether the completion certificate has been issued by the NDMC for use and occupation of the building; if so, when?

THE MINISTER OF STATE IN THE MINISTRY OF URBAN DEVELOPMENT (SHRI M. ARUNACHALAM): (a) New Delhi Municipal Committee has informed that as per their records the Lessees of the Plot No. 10 Bhagwan Das Road are Mrs. Kusum Kumari and Sh. Ashok Pal Singh The Plans were originally sanctioned in the name of Shri Sohan Singh Komal, the constituted Attorney of the Owners Subsequently Shri S. D. Madan was appointed as Constituted Attorney in place of Shri Sohan Singh Komal by the owners. However, the plot does not form part of the Lutyen's. Bangalow zone as per existing guidelines.

(b) NDMC sanctioned plans for basement, ground and 7 upper floors in 1984. The party has constructed 4 complete floors and 5th floor partially, unauthorisedly above the sanctioned floors.

(c) The party has built 67 flats of which 44 flats measure 141 sq.m. each 22 flats 151 sq.m. each and one flat of 273 sq.m. The details of cost incurred not available with the NDMC.

(d) The requisite details are not available with NDMC.

(e) The norms for construction in the Lutyen's Bungalow Zone issued in February, 1988 *inter alia* provided that "The new construction of dwellings, on a plot must have same plinth area as the existing galow and must have a height exceeding the height of the bun- v in place or, if the plot is vacant, the height of the bungalow which is the lowest of those on the adjoining plots."

(f) Action as per Rules in respect of the violation has been initiated by the NDMC. However, further action has been kept pending in view of stay orders of High Court.

(g) No, Sir.

Land Conversion Rates Fixed by DDA

347. SHRI VIREN J. SHAH:
SHRI P. UPENDRA:

Will the Minister of URBAN DEVELOPMENT be pleased to state:

(a) whether the Delhi House Owners Forum has demanded reconsideration of the policy relating to property tax and convension fees for lease-hold into free-hold;

(b) if so, what is the reaction of Government to their demand;

(c) whether it is a fact that most of the lease hold properties viz. custodian properties called Nazul properties; and properties in rehabilitation colonies were alloted to the displaced persons from Pakistan by the Rehabilitation Ministry and majority of such persons are not in a position to pay the exorbitant conversion rates fixed by DDA and L&DO; and

(d) if so, what steps Government proposed to take to help the displaced persons by converting their lease-hold properties into free hold units by accepting the conversion fee equivalent to 10 years ground rent of such properties?

THE MINISTER OF STATE IN THE MINISTRY OF URBAN DEVELOPMENT (SHRI M. ARUNACHALAM): (a) Yes, Sir.

(b) to (d) The various representations received in this regard are being examined.